173.0	0002	0004.C	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	1,299,700 /	1,299,700
USE VALUE:	1,299,700 /	1,299,700
ASSESSED:	1,299,700 /	1,299,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
95		PAUL REVERE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HORGAN JEREMIAH F--ETAL
Owner 2:	HORGAN MARILYN L
Owner 3:	
Street 1:	97 PAUL REVERE ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 13,359 Sq. Ft. of land mainly classified as Apts. 4-8 with a Apts 4-8 Building built about 1825, having primarily Vinyl Exterior and 4908 Square Feet, with 4 Units, 4 Baths, 0 3/4 Bath, 1 HalfBath, 16 Rooms, and 7 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt	10	37A
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
111	13359.000	725,200		574,500	1,299,700
Total Card	0.307	725,200		574,500	1,299,700
Total Parcel	0.307	725,200		574,500	1,299,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 264.84 | /Parcel: 264.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct

114897

GIS Ref

GIS Ref

Insp Date

07/02/18

!13409!

PREVIOUS ASSESSMENT

Parcel ID 173.0-0002-0004.C

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	111	FV	686,500	0	13,359.	574,500	1,261,000	1,261,000	Year End Roll	12/18/2019
2019	111	FV	627,600	0	13,359.	566,300	1,193,900	1,193,900	Year End Roll	1/3/2019
2018	111	FV	626,900	0	13,359.	435,000	1,061,900	1,061,900	Year End Roll	12/20/2017
2017	111	FV	586,700	0	13,198.	408,000	994,700	994,700	Year End Roll	1/3/2017
2016	111	FV	586,700	0	13,198.	375,300	962,000	962,000	Year End	1/4/2016
2015	111	FV	526,300	0	13,198.	350,900	877,200	877,200	Year End Roll	12/11/2014
2014	111	FV	526,300	0	13,198.	323,100	849,400	849,400	Year End Roll	12/16/2013
2013	111	FV	526,300	0	13,198.	323,100	849,400	849,400		12/13/2012

PRINT

Date	Time
12/11/20	03:22:18

LAST REV

Date	Time
11/30/20	13:36:14

jorourke

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13409

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	10369-116		9/25/1963			No	No		N

USER DEFINED

Prior Id # 1:	114897
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/13/2015	1536	Re-Roof	11,500					
10/5/1998	696	Redo Kit	7,000	C				REMODEL KITCHEN
11/18/1996	614	Manual	3,500	C				REBUILD PORCH
5/8/1996	182		42,000	C				ADD BATH REM KITS+
5/10/1994	187	Manual	18,000	C				REBUILD STRUCTURE
2/1/1994	19	Manual	1,500	C				ROOFING

ACTIVITY INFORMATION

Date	Result	By	Name
7/2/2018	MEAS&NOTICE	CC	Chris C
4/1/2016	I & E Return	MM	Mary M
10/20/2008	Meas/Inspect	355	PATRIOT
5/11/2000	Measured	276	PATRIOT
12/16/1999	Meas/Inspect	263	PATRIOT
11/1/1983		SL	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
111	Apts. 4-8		13359		Sq. Ft.	Site		0	70.	0.61	6									574,544						574,500	

Total AC/HA: 0.30668 | Total SF/SM: 13359 | Parcel LUC: 111 | Apts. 4-8 | Prime NB Desc: ARLINGTON | Total: 574,544 | Spl Credit | Total: 574,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	20 - Apts 4-8		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	4	Total:	4
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	20	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1825	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	1 - Drywall	40	%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	40	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	4		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Average
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:	2	Rating:	Good
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	0.86694211
Const Adj.:	1.00191569
Adj $ / SQ:	121.604
Other Features:	216500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	985390
Depreciation:	260143
Depreciated Total:	725247

COMMENTS

See Plan 1527 of 1979. INSP 3 UNITS ONLY NO INSP #95 INFO FROM OWNER / 3 FUEL TYPE-OIL 1 FUEL TYPE- GAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	16	BRs:	7	Baths:	3	HB	1

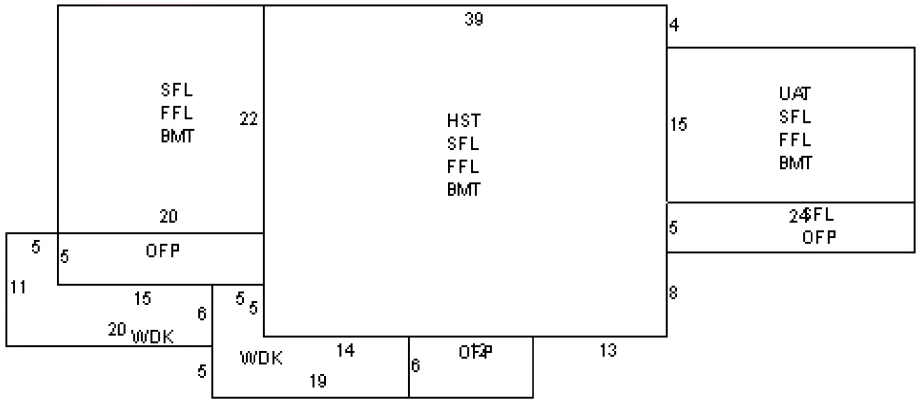
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	1998
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	4	2	
1	5	3	
1	4	1	
1	3	1	
Totals			
4	16	7	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	133.76
Special Features:	0	Val/Su Net:	96.00
Final Total:	725200	Val/Su SzAd	149.83

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	2,168	121.600	263,638
BMT	Basement	2,048	36.480	74,714
FFL	First Floor	2,048	121.600	249,046
HST	Half Story	624	121.600	75,881
OFP	Open Porch	292	22.190	6,480
WDK	Deck	284	9.540	2,709
UAT	Upper Attic	90	76.000	6,840
	Net Sketched Area:	7,554	Total:	679,308
Size Ad	4840	Gross Are	8448	FinArea 4908

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	75	A	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X10	A	AV	1990	0.00	T	23.2	111						

PARCEL ID

173.0-0002-0004.C

IMAGE

AssessPro Patriot Properties, Inc

More:	N	Total Yard Items:		Total Special Featues:		Total:	